



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MAY 5, 2003  
Time: 5:23 p.m.

#### Present:

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Priddy  
Councillor Bose  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
Acting City Clerk  
General Manager, Planning & Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE/CLAYTON

##### 1. 7903-0062-00

**19580 - 56 Avenue**

**e-Atelier Architecture Inc./Langley Hospitality Inc.**

**Rezoning/Development Permit**

*Rezoned to amend Comprehensive Development Zone to permit an accessory licensed retail store and vary the setbacks. Development Permit to permit additions to the existing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 19580 - 56 Avenue.

The applicant is proposing:

- amend Comprehensive Development Zone (CD) By-law No. 12835; and
- a Development Permit

in order to permit an accessory licensed retail store and additions to the existing neighbourhood pub building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 12835 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0062-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) minor revision to the site and landscaping plan to the satisfaction of the City Architect; and
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-1160 Carried with Councillor Hunt against.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,  
No. 15009" pass its first reading.

RES.R03-1161 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,  
No. 15009" pass its second reading.

RES.R03-1162 Carried

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835, Amendment  
By-law, 2003, No. 15009" be held at the City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1163 Carried

**FLEETWOOD/GUILDFORD**

2. **7903-0129-00**  
**15808 - 104 Avenue**  
**Knight Signs/Bhugra Holdings Ltd.**  
Development Permit  
*To permit two free-standing signs and a directional sign for the Hampton Inn and Suites Hotel in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15808 - 104-Avenue.

The applicant is proposing:

- a Development Permit

in order to allow two free-standing signs and a directional sign for the Hampton Inn Suites Hotel in Guildford.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That Council approve the attached  
Development Permit No. 7903-0129-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R03-1164

Carried

3. **7903-0043-00**  
**10470 - 152 Street**  
**Ted Baker, Imperial Sign Corporation/510128 B.C. Ltd. Inc. No. 510128**  
Development Permit  
*To permit a 2.4-metre (8 ft.) high free-standing sign for an existing office tower in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10470 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 2.4-metre (8-ft.) high free-standing sign for an existing office building in Guildford.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Bose  
 Seconded by Councillor Watts  
 That Council approve the attached  
 Development Permit No. 7903-0043-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R03-1165

Carried

4. **7902-0128-02**  
**10608 - 151A Street**  
**Howard McPherson, Hi Signs Manufacturing Ltd./**  
**Northland Properties Corporation**  
 Development Variance Permit  
*To vary the Sign By-law to permit larger fascia signs on the north and south sides of the Sandman Suites Hotel building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10608 - 151A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
- the maximum allowable copy area of one fascia sign; and
- fascia signs restricted to the lot lines with road frontages only

in order to allow the existing unauthorized fascia signs to remain on the north and south sides of the Sandman Suites Hotel building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the correspondence submitted by Roy  
 Foster be received.

RES.R03-1166

Carried

Roy Foster, Manager/Owner, Hi Signs Manufacturing Ltd.

Mr. Foster was in attendance and commented that to change the signs in question would place great financial burden on his company in extremely difficult economic times in the sign industry. He continued that Northland Properties and the City negotiated a sign variance for the Sandman Suites; he was not a party in these negotiations and was never made aware of the results. He added that his company was awarded the contract last summer around the time the variance was approved and assumed that the permit was included with the drawings as approved. He added that his ex-employee failed to pull the permit, thinking that when the variance was granted, that included the permit and that there was other confusion as in some cases Northland Properties applies for permits on their own. He noted that the sign permit was not applied for and the owner had the designer of the sign do the artwork, which was given to the ex-employee, who assumed this was the one approved and this was the sign the company built and installed. He continued that original drawings did not include the cornice and that without the cornice there is enough space to support the letters installed. He requested that Council allow the process to happen, let the public be allowed to make the decision and that Council not order the sign be removed.

A motion that Council deny the following requested variances to the Sign By-law:

- (a) to increase the maximum allowable copy area of the fascia sign on the south side of the building from 50% of the sign area to 62% of the sign area, or 34 square metres (366 sq.ft.); and
  - (b) to allow one fascia sign having a 34 square metres (366 sq.ft.) copy area comprising 1.9 metres (6 ft. 3 inches) in height and 17.85 metres (58 ft. 6 inches) in length and located on the north side of the building where there is no road frontage.
2. Council instruct the applicant to remove the two non-conforming signs and to comply with the signs approved under Development Permit No. 7902-0128-00 and Development Variance Permit No. 7902-0128-01.

received no Secunder.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council approve the variances to the

Sign By-law to proceed to Public Notification.

RES.R03-1167

Carried

NEWTON

5. **7903-0096-00**  
**13120 - 78A Avenue**  
**Teck Construction Ltd. (Gale Dowd)/Trans Continental Textile Recycling Ltd.**  
 Development Variance Permit  
*To vary a side yard setback to permit the development of an industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13120 - 78A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - the minimum side yard setback is reduced from 3.6 metres (12 ft.) to zero, along the west property line only

in order to permit the development of an industrial building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
 That:

1. Council approve Development Variance Permit No. 7903-0096-00 (Appendix II), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the IH Zone from 3.6 metres (12 ft.) to 0 metre, along the west property line only.

RES.R03-1168

Carried

SURREY CITY CENTRE/WHALLEY

6. **7902-0325-00**  
**9161 - 140 Street**  
**Ankenman Associates Architects Inc. (Mr. Yong Cho)/B & J Homes Ltd.**  
 Rezoning/Development Permit  
*Rezone from RF to CD and Development Permit to permit a local commercial building with two dwelling units above.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9161 - 140 Street.

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a local commercial building with two dwelling units above.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0325-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of the Advisory Design Panel recommendations to the satisfaction of the Planning & Development Department;
  - (d) submission of revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) registration of a Section 219 Restrictive Covenant to restrict the hours of operation of the commercial uses from 8:00 a.m. to 10:00 p.m. daily.

RES.R03-1169

Carried with Councillor Bose against.





The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Secondary Suite Zone (RF-SS)" (By-law No. 12000) and a date be set for Public Hearing.

RES.R03-1173 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15011" pass its first reading.

RES.R03-1174 Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15011" pass its second reading.

RES.R03-1175 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15011" be held at the City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1176 Carried

8. **7902-0361-00**  
**15395 - 100 Avenue**  
**Mr. Yong Cho, Ankenman and Associates Architects/**  
**Carol Maxine Charlton and Michael Paul Richards**  
Rezoning/Development Permit  
*Rezone from RA to CD and Development Permit to allow construction of a 40-unit townhouse development.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15395 - 100 Avenue.

The applicant is proposing:

- a rezoning from RA to CD; and

- a Development Permit

in order to allow construction of a 40-unit townhouse development.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council authorize staff to draft Development Permit No. 7902-0361-00 in accordance with the attached drawings (Appendix III).
3. Council approve the applicant's request to eliminate the required amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) address minor landscaping and fencing issues to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.

RES.R03-1177

Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15012" pass its first reading.  
 RES.R03-1178 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15012" pass its second reading.  
 RES.R03-1179 Carried

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15012" be held at the  
 City Hall on May 26, 2003, at 7:00 p.m.  
 RES.R03-1180 Carried

## NEWTON

9. **7903-0055-00**  
**12388 - 66 Avenue**  
**Dwight Heintz, McElhanney Engineering Ltd. and Nina Ferris/Nina Ferris**  
**Rezoning**  
*From RA to RF-12 to permit subdivision into approximately 30 lots*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12388 - 66 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to permit the development of 30 single family lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
  
3. the West Newton Local Area Plan be amended to re-designate the subject property from Townhouse (8-15 upa) to Single Family Small Lot before final adoption is granted to the rezoning by-law.

RES.R03-1181

Carried

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15013" pass its first reading.

RES.R03-1182

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15013" pass its second reading.

RES.R03-1183

Carried

It was then

Moved by Councillor Tymoschuk  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15013" be held at the  
 City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1184

Carried

10. **7902-0200-00**  
**6712/38/68/88 - 120 Street**  
**Stephen Luking, Lakewood Group/Lakewood 120 Development Ltd.,**  
**Inc. No. 646012**  
 Rezoning/Development Permit  
*Rezone from RA (By-law No. 12000) and RS (By-law No. No. 5942) to CD to*  
*construct a multiple dwelling development.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 6712/38/68/88 - 120 Street.

The applicant is proposing:

- a rezoning from RA (By-law No. 12000) and RS (By-law No. 5942) to CD (By-law No. 12000); and
- a Development Permit;

in order to consolidate the sites to permit the construction of a multi-family development containing 191 apartment and townhouse units, and amenity building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0200-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (f) The applicant negotiate with the Parks, Recreation & Culture Department to resolve serious concerns on the pressure this project will create on existing Parks facilities in the area.

RES.R03-1185

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15014" pass its first reading.

RES.R03-1186

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15014" pass its second reading.

RES.R03-1187

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15014" be held at the City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1188

Carried**11. 7998-0099-00****12924 - 68 Avenue****Mr. Mike Helle, Coastland Engineering & Surveying Ltd./****Rajwanjit Singh Sandhu and Parmjit Kaur Sandhu**

Rezoning

*From RF to RF-12 to permit a subdivision into 3 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12924 - 68 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-12;

in order to allow a subdivision of approximately 3 single family residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) submission of a Restrictive Covenant to restrict the maximum house size that can be constructed on Lot 1 to 204 square metres (2,200 sq.ft.).

RES.R03-1189

Carried

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15015" pass its first reading.

RES.R03-1190

Carried

The said By-law was then read for the second time.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15015" pass its second reading.

RES.R03-1191

Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15015" be held at the  
 City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1192

Carried**12. 7902-0206-00****7591 - 144 Street; and Portion of 76 Avenue****Dwight Heintz (McElhanney Engineering Services Ltd.)/****Amrit Singh Lail and Jaswinder Kaur Lail**

Land Use Contract Discharge/Rezoning

*Partial discharge of Land Use Contract No. 97 and rezone from RF-G to RF to  
subdivide into 3 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning  
 an application to discharge Land Use Contract No. No. 97, and a rezoning  
 application on properties located at 7591 - 144 Street, and portion of 76 Avenue.

The applicant is proposing:

- a Land Use Contract discharge; and
- a rezoning from RF-G to RF;

in order to allow subdivision into 3 single family residential lots.

The General Manager of Planning & Development was recommending that the  
 application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That:

1. a By-law be introduced to partially discharge Land Use Contract No. 97  
and a date for Public Hearing be set.
2. a By-law be introduced to rezone 7591 - 144 Street and a portion of  
76 Avenue from "Single Family Residential Gross Density Zone (RF-G)"  
(By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law  
No. 12000) and a date be set for Public Hearing (Appendix VIII).
3. Council instruct staff to resolve the following issues prior to final  
adoption:
  - (a) ensure that all engineering requirements and issues including  
restrictive covenants, and rights-of-way where necessary, are  
addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) completion of the proposed road exchange involving the closure of a portion of 76 Avenue in exchange for a portion of land dedicated for a frontage road along 144 Street (Appendix VII).

RES.R03-1193

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 97,  
Authorization By-law, 1976, No. 5013 Partial Discharge By-law, 2003,  
No. 15016" pass its first reading.

RES.R03-1194

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 97,  
Authorization By-law, 1976, No. 5013 Partial Discharge By-law, 2003,  
No. 15016" pass its second reading.

RES.R03-1195

Carried

It was then

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Land  
Use Contract No. 97, Authorization By-law, 1976, No. 5013 Partial Discharge  
By-law, 2003, No. 15016" be held at the City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1196

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15017" pass its first reading.

RES.R03-1197

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15017" pass its second reading.  
RES.R03-1198 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15017" be held at the  
City Hall on May 26, 2003, at 7:00 p.m.  
RES.R03-1199 Carried

### SOUTH SURREY

13. **7903-0063-00**  
**1314 - 128 Street**  
**Bob Neufeldt, Neu Pro Developments Ltd./Nick Sopenko**  
Development Variance Permit  
*Development Variance Permit to relax road standards, ornamental street lighting  
and wiring to allow for a 2-lot residential subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1314 - 128 Street.

The applicant is proposing:

- a Development Variance Permit to waive the road improvements and to vary the servicing requirements for 13 Avenue and 128 Street

in order to permit a two lot subdivision

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7903-0063-00, varying the following, to proceed to Public Notification:
  - (a) to relax the minimum pavement width for 13 Avenue and 128 Street from 8.5 metres (27.8 ft.) to the narrower existing

pavement width which is approximately 6.8 metres (22.3 ft.) without barrier curb, gutter and sidewalk;

- (b) to vary the requirement for ornamental street lighting on 13 Avenue and 128 Street to allow existing davit arm street lights mounted on alternate BC Hydro power poles; and
- (c) to vary the requirements for underground wiring for electrical and telecommunication services to each lot.

2. Council instruct staff to resolve the following issues prior to approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-1200

Carried

**14. 7901-0243-00**

**3696 - 156 Street**

**John Van Geel/Susan Margaret Van Geel**

OCP Amendment/Rezoning

*OCP amendment from Suburban to Urban. Rezone from RH to CD to permit a subdivision into 2 residential lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan on property located at 3696 - 156 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RH to CD;

in order to allow subdivision into two residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to redesignate the property from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the southern portion of the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) ensure park issues are resolved to the satisfaction of the Parks, Recreation & Culture Department.

RES.R03-1201

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 78 Amendment By-law 2003, No. 15018" pass its  
first reading.

RES.R03-1202

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 78 Amendment By-law 2003, No. 15018" pass its  
second reading.

RES.R03-1203 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 78 Amendment By-law 2003,  
No. 15018" be held at the City Hall on May 28, 2003, at 7:00 p.m.

RES.R03-1204 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15019" pass its first reading.

RES.R03-1205 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15019" pass its second reading.

RES.R03-1206 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15019" be held at the  
City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1207 Carried

**C. CORPORATE REPORTS**

- 1. The Corporate Report under date of May 5, 2003 were considered and dealt with as follows:

**Item No. L005** Request for Change in Land Use Designation at  
15809 Fraser Highway: Mr. Felice Costanzino  
File: 5400-80-00101; 6745-001; 0550-20-10

The General Manager of Planning & Development submitted a report concerning to provide information to Council regarding the request from Mr. Felice Costanzino (Appendix I) to appear before Council to present his views on the need for a change in the land use designation on property at 15809 Fraser Highway. This is in response to Council's direction to staff regarding this matter during the Regular Council meeting on April 14, 2003.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That Council:

1. Receive this report as information;
2. Deny the request of Mr. Felice Costanzino to appear before Council regarding the land use designation on property at 15809 Fraser Highway; and
3. Direct the Acting City Clerk to forward a copy of this report and Council's resolution to Mr. Felice Costanzino, as information.

RES.R03-1208

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14777"

7902-0133-00 - Hayer Homes Ltd., c/o Rositch Hemphill and Associates Architects

RA (BL 12000) to RM-30 (BL 12000) - 12742 - 66 Avenue - to permit the development of a 45-unit multiple residential complex.

Approved by Council: July 22, 2002

**Note:** A Development Permit (7902-0133-00) on the site is to be considered for Final Approval under Item I.1(a).

\* Planning and Development advise that (reference memorandum dated April 25, 2003 in by-law backup) the civic address for the property has changed. Therefore, it is in order for Council to rescind third reading of By-law 14777, amend the by-law, and approve third reading, as amended. The legal description has not changed.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That Council rescind Resolution R02-2095 of the September 16, 2002 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14777".

RES.R03-1209

Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14777" in Section 1 by deleting the civic address of "12742 - 66 Avenue" and inserting "12738 - 66 Avenue" in its place.

RES.R03-1210

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14777" pass its third reading, as amended.

RES.R03-1211

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14777" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1212

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14587"

7999-0110-00 - Andrew and June Lindsay, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RH-G (BL 12000) - 2685 - 140 Street; Portion of 27 Avenue - to permit the development of 5 single family lots.

Approved by Council: November 26, 2001

- \* Planning & Development advise that (reference memorandum dated April 29, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14587" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1213

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14690"

7901-0107-00 - Jasvinder Kular, c/o Roger Jawanda, CitiWest Consulting Services Ltd.

RA (BL 12000) to RF (BL 12000) - 9465 - 162A Street - to permit the development of three single family residential lots.



Approved by Council: April 22, 2003

- \* Planning & Development advise that (reference memorandum dated May 1, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14690" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1214

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14720"  
 7901-0090-00 - Khosa Enterprises Ltd., Chhinder and Varinder Gill,  
 c/o Roger Jawanda, CitiWest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 14942 and 14964 - 68 Avenue - to  
 permit the development of approximately 16 single family lots, park space  
 and roadway.

Approved by Council: May 28, 2002

The application was deemed out of order and was not considered.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0133-00**  
**Hayer Homes Ltd.**  
**Rositch Hemphill and Associates Architects**  
 12738 - 66 Avenue

Memo received from the Manager, Area Planning & Development  
 Division, Planning & Development, requesting Council to pass the  
 following resolution:

"That Development Permit No. 7902-0133-00 be approved; that the  
 Mayor and Clerk be authorized to sign the Development Permit; and that  
 Council authorize the transfer of the Permit to the heirs, administrators,

executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See By-law14777, Item H.1 of this agenda.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7902-0133-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-1215

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Regular Council - Land Use

meeting do now adjourn.

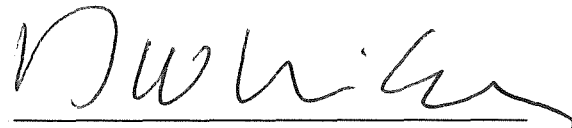
RES.R03-1216

Carried

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:

\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor